



THE UNIVERSITY OF
CHICAGO
MEDICINE

AT THE FOREFRONT OF MEDICINE™

Capital Budget and Control

October 26, 2017

Ms. Courtney Avery

Administrator

Illinois Health Facilities and Services Review Board

525 West Jefferson Street

Springfield, IL 62761

RECEIVED

OCT 30 2017

**HEALTH FACILITIES &
SERVICES REVIEW BOARD**

In Re: Project 14-031 Labor & Delivery Relocation Notification of Project Completion

Dear Ms. Avery:

Pursuant to Section 1130.770 requirements, we notify you of project completion as of October 24, 2017 of Project # 14-031 Labor & Delivery Relocation. We have begun an internal audit of project costs and expect to submit the Final report soon.

Please let us know if you need further information.

Sincerely,

John R. Beberman

Executive Director, Capital Budget & Control



THE UNIVERSITY OF
CHICAGO
MEDICINE

Sharon O'Keefe
President

MC 1000 S-115
5841 South Maryland Avenue
Chicago, Illinois 60637-1470
phone (773) 702-8908
fax (773) 702-1897
sharon.okeefe@uchospitals.edu

October 26, 2017

Ms. Courtney Avery
Administrator
Illinois Health Facilities and Services Review Board
525 West Jefferson Street, 2nd Floor
Springfield, Illinois 62761

In Re: Report of Final Realized Costs - Project #14-031
Labor & Delivery Relocation

Dear Ms. Avery:

The final costs for Project #14-031 Labor & Delivery Relocation total \$16,374,670. These costs and the sources of funds are summarized in the attached table comparing project costs and sources of financing approved in the permit and final amounts. The cost total is below the permit amount of \$16,993,653.

We certify that these reported final costs are the total costs required to complete the project and that there are no additional or associated costs or capital expenditures related to the project. We certify compliance with all terms of the permit to date, including project cost, square footage, services approved, and other key elements. This document is signed by an authorized representative of the University of Chicago Medical Center and notarized.

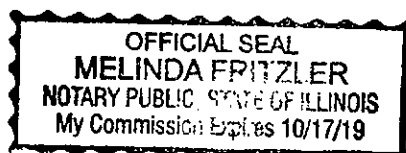
The final Application and Certification for payment for the construction and schedule of values is enclosed. The construction contractor was Berglund Construction.

I the undersigned am an officer of the University of Chicago Medical Center, the permit holder.

Sincerely,

Sharon O'Keefe
President

Attachment



Subscribed and sworn to
before me this 26th day
of October, 2017.
Melinda Fritzler

October 26, 2017

Ms. Courtney Avery
Administrator
Illinois Health Facilities and Services Review Board
525 West Jefferson Street 2nd Floor
Springfield, Illinois 62761

In Re: Report of Final Realized Costs - Project #14-031
Labor & Delivery Relocation

Dear Ms. Avery:

The final costs for Project #14-031 Labor & Delivery Relocation total \$16,374,670. These costs and the sources of funds are summarized in the attached table comparing project costs and sources of financing approved in the permit and final amounts. The cost total is below the permit amount of \$16,993,653.

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I the undersigned am an officer of the University of Chicago Medical Center, the permit holder.

Sincerely,

Sharon O'Keefe
President

THE UNIVERSITY OF CHICAGO MEDICAL CENTER
Labor Delivery Relocation

PROJECT 14-031

Project Costs and Sources of Funds		
USE OF FUNDS		TOTAL
	Permit Amount	Final Cost
Preplanning Costs		
Site Survey and Soil Investigation	\$15,000	\$0
Site Preparation	1,450,000	646,582
Off Site Work		
New Construction Contracts	8,979,000	9,523,301
Modernization Contracts		
Contingencies	875,000	0
Architectural/Engineering Fees	870,000	437,141
Consulting and Other Fees	240,000	455,259
Movable or Other Equipment (not in construction contracts)	4,041,653	4,529,654
Bond Issuance Expense (project related)		86,106
Net Interest Expense During Construction (project related)		
Fair Market Value of Leased Space or Equipment		
Other Costs To Be Capitalized	523,000	696,628
Acquisition of Building or Other Property (excluding land)		
TOTAL USES OF FUNDS	\$16,993,653	\$16,374,670
SOURCE OF FUNDS		TOTAL
	Permit Amount	Current Estimate
Cash and Securities	\$16,993,653	\$16,092,798
Pledges		
Gifts and Bequests		
Bond Issues (project related)		281,872
Mortgages		
Leases (fair market value)		
Governmental Appropriations		
Grants		
Other Funds and Sources		
TOTAL SOURCES OF FUNDS	\$16,993,653	\$16,374,670

APPLICATION AND CERTIFICATE FOR PAYMENT

Invoice #: 57058

To Owner: University of Chicago Hospital
5721 S. Maryland Ave

Project: 515002- UCMC Comer Labor & Delivery

Application No.: 18

Distribution to:
☐ Owner
☐ Architect
☐ Contractor

Chicago, IL 60637

Period To: 3/31/2017

From Contractor: Berglund Construction
8410 S South Chicago Avenue
Chicago, IL 60617

Via Architect: Anderson Mikos Architects, Ltd.
17W110 22nd Street
Oakbrook Terrace IL 60181

Project Nos:

Contract For:

Contract Date:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet is attached.

1. Original Contract Sum	\$8,070.00
2. Net Change By Change Order	\$8,704,844.00
3. Contract Sum To Date	\$8,712,914.00
4. Total Completed and Stored To Date	\$8,712,914.00
5. Retainage:	
a. 0.00% of Completed Work	\$0.00
b. 0.00% of Stored Material	\$0.00
Total Retainage	\$0.00
6. Total Earned Less Retainage	\$8,712,914.00
7. Less Previous Certificates For Payments	\$8,663,604.78
8. Current Payment Due	\$49,309.22
9. Balance To Finish, Plus Retainage	\$0.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief, the work covered by this Application for Payment has been completed in accordance with the Contract Documents. That all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Berglund Construction

By: [Signature] Date: 9/24/2017

State of: Indiana County of: Porter
Subscribed and sworn to before me this 4th day of April, 2017
Notary Public: Sandra Fallon
My Commission expires: 8/13/2019
SANDRA FALLON
NOTARY PUBLIC
STATE OF INDIANA
MY COMMISSION EXPIRES AUG. 13, 2019

ARCHITECT'S CERTIFICATE FOR PAYMENT
In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information, and belief, the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 49,309.22

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment, and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CHANGE ORDER SUMMARY	Additions	Deductions
Total changes approved in previous months by Owner	\$8,916,004.00	\$251,362.00
Total Approved this Month	\$40,202.00	\$0.00
TOTALS	\$8,956,206.00	\$251,362.00
Net Changes By Change Order	\$8,704,844.00	

CONTINUATION SHEET

Page 2 of 4

Application and Certification for Payment, containing
Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 18

Application Date : 04/19/17

To: 03/31/17

Architect's Project No.:

Invoice # : 57058

Contract : 515002- UCMC Comer Labor & Delivery

A Item No.	B Description of Work	C Scheduled Value	D E Work Completed		F Materials Presently Stored (Not in D or E)	G Total Completed and Stored To Date (D+E+F)	H % (G / C)	I Balance To Finish (C-G)	J Retainage
			From Previous Application (D+E)	This Period In Place					
1	Preconstruction Services (BCC)	8,070.00	8,070.00	0.00	0.00	8,070.00	100.00%	0.00	0.00
00003	Const Mgmt Services (Brown & Momen)	126,267.00	126,267.00	0.00	0.00	126,267.00	100.00%	0.00	0.00
00512	BIM Model Coordination & Mgmt (BCC)	15,141.78	15,141.78	0.00	0.00	15,141.78	100.00%	0.00	0.00
01000	General Conditions & Staffing (Berglund)	274,743.92	274,743.92	0.00	0.00	274,743.92	100.00%	0.00	0.00
01001	General Requirements & Field office (Berglund)	13,199.00	12,950.00	249.00	0.00	13,199.00	100.00%	0.00	0.00
01002	General Trades & Carpentry (Ornelas)	525,941.00	525,941.00	0.00	0.00	525,941.00	100.00%	0.00	0.00
01122	Insurance (BCC)	195,686.00	194,991.00	695.00	0.00	195,686.00	100.00%	0.00	0.00
01232	Berglund night shift Supervision	86,849.16	86,849.16	0.00	0.00	86,849.16	100.00%	0.00	0.00
01301	ALLOWANCE: Overtime	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
01330	N/A	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
01331	GPR Floor Scanning (Cobra)	8,805.00	8,805.00	0.00	0.00	8,805.00	100.00%	0.00	0.00
01333	Control Points Layout (Professionals Associated)	5,400.00	5,400.00	0.00	0.00	5,400.00	100.00%	0.00	0.00
01334	BIM Scanning of Existing (Building Point Midwest)	2,788.00	2,788.00	0.00	0.00	2,788.00	100.00%	0.00	0.00
01450	Steel Testing	580.00	580.00	0.00	0.00	580.00	100.00%	0.00	0.00
01458	Infection Control (Berglund)	8,017.98	5,725.98	2,292.00	0.00	8,017.98	100.00%	0.00	0.00
01530	N/A	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
01550	N/A	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
01560	Project Documentation (Multivista)	2,000.00	2,000.00	0.00	0.00	2,000.00	100.00%	0.00	0.00
01570	Temp Fencing (BBF Erectors)	5,250.00	5,250.00	0.00	0.00	5,250.00	100.00%	0.00	0.00
01742	Final Cleaning (Boye Janitorial)	27,766.00	27,766.00	0.00	0.00	27,766.00	100.00%	0.00	0.00
01750	Dumpsters (Berglund)	8,403.94	8,403.94	0.00	0.00	8,403.94	100.00%	0.00	0.00
01850	Scaffolding Sub (Safway)	41,936.00	41,936.00	0.00	0.00	41,936.00	100.00%	0.00	0.00
01999	N/A	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
02010	Demo Mock-up & Site Prep (Berglund)	11,457.22	11,457.22	0.00	0.00	11,457.22	100.00%	0.00	0.00
02070	Select Demo (MJC Demo)	20,000.00	20,000.00	0.00	0.00	20,000.00	100.00%	0.00	0.00
03300	Concrete (w/ General Trades)	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
03540	ALLOWANCE: MRB Moisture Resistant Barrier	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00

CONTINUATION SHEET

Page 3 of 4

Application and Certification for Payment, containing Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

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Application Date : 04/19/17

To: 03/31/17

Architect's Project No.:

Invoice # : 57058

Contract : 515002- UCMC Comer Labor & Delivery

A Item No.	B Description of Work	C Scheduled Value	D E Work Completed		F Materials Presently Stored (Not in D or E)	G Total Completed and Stored To Date (D+E+F)	H % (G / C)	I Balance To Finish (C-G)	Retainage
			From Previous Application (D+E)	This Period In Place					
05100	Coated Steel Panels OR ceilings	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
05500	Steel (K&K Iron Works)	166,866.00	166,866.00	0.00	0.00	166,866.00	100.00%	0.00	0.00
06100	N/A	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
06110	N/A	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
06402	Millwork (Americas Designs)	222,493.00	222,493.00	0.00	0.00	222,493.00	100.00%	0.00	0.00
07500	Roof curbs (Knickerbocker)	1,725.00	1,725.00	0.00	0.00	1,725.00	100.00%	0.00	0.00
07810	Spray Fireproofing (ASC)	25,500.00	25,500.00	0.00	0.00	25,500.00	100.00%	0.00	0.00
07841	ALLOWANCE: Firestop Existing Penetrations	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
07842	MEFP Firestopping (Nelson)	42,533.00	42,533.00	0.00	0.00	42,533.00	100.00%	0.00	0.00
07901	N/A	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
08110	Doors Package & Toilet Accessories (LaForce)	219,078.00	219,078.00	0.00	0.00	219,078.00	100.00%	0.00	0.00
08462	Automatic Entrance Doors (Tee-Jay)	59,442.00	59,442.00	0.00	0.00	59,442.00	100.00%	0.00	0.00
08770	Belbien Door wraps (Surfacequest)	8,678.00	8,678.00	0.00	0.00	8,678.00	100.00%	0.00	0.00
08800	Glazing (Glass Designers)	114,366.00	114,366.00	0.00	0.00	114,366.00	100.00%	0.00	0.00
08810	Window remove & reinstall (MTH)	11,739.00	11,739.00	0.00	0.00	11,739.00	100.00%	0.00	0.00
08850	Mull-It-Over Alum Caps (w/ Drywall)	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
09250	Drywall & ACT (Escarpita)	930,455.00	930,455.00	0.00	0.00	930,455.00	100.00%	0.00	0.00
09300	Tile (Lowery)	199,526.00	199,526.00	0.00	0.00	199,526.00	100.00%	0.00	0.00
09510	N/A	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
09650	Resilient Flooring (Flooring Resources)	317,641.00	317,641.00	0.00	0.00	317,641.00	100.00%	0.00	0.00
09900	Painting / Wallcoverings (Durango)	88,433.00	87,656.00	777.00	0.00	88,433.00	100.00%	0.00	0.00
10190	N/A	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
10260	Wall Protection, Handrail, Cubicle & IV Track (InPro)	78,503.00	78,503.00	0.00	0.00	78,503.00	100.00%	0.00	0.00
10500	Lockers (BathXcessories)	28,490.00	28,490.00	0.00	0.00	28,490.00	100.00%	0.00	0.00
10800	N/A	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
11700	OR Service Pedestals (HSI)	6,158.00	6,158.00	0.00	0.00	6,158.00	100.00%	0.00	0.00
14580	Pneumatic Tube Systems (Swisslog)	106,225.00	106,225.00	0.00	0.00	106,225.00	100.00%	0.00	0.00
90001	Fee (Berglund)	192,320.00	190,656.78	1,863.22	0.00	192,320.00	100.00%	0.00	0.00
95000	Contractor Contingency	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
96000	N/A	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
210000	Fire Sprinklers (Great Lakes)	71,852.00	71,852.00	0.00	0.00	71,852.00	100.00%	0.00	0.00

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To: 03/31/17

Architect's Project No.:

Invoice # : 57058

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A	B	C	D	E	F	G		H	I
Item No.	Description of Work	Scheduled Value	Work Completed		Materials Presently Stored (Not in D or E)	Total Completed and Stored To Date (D+E+F)	% (G / C)	Balance To Finish (C-G)	Retainage
			From Previous Application (D+E)	This Period In Place					
220000	Plumbing (CJ Erickson)	899,693.00	887,144.00	12,549.00	0.00	899,693.00	100.00%	0.00	0.00
230000	HVAC & Med Gas (AMS)	1,634,218.00	1,634,218.00	0.00	0.00	1,634,218.00	100.00%	0.00	0.00
260000	Electric (Block)	1,898,678.00	1,871,594.00	27,084.00	0.00	1,898,678.00	100.00%	0.00	0.00
Grand Totals		8,712,914.00	8,667,604.78	45,309.22	0.00	8,712,914.00	100.00%	0.00	0.00